

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		WINCHESTER RD, ARLINGTON

OWNERSHIP

Owner 1:	PRIVITERA PHILIP J				
Owner 2:					
Owner 3:					
Street 1:	59 WINCHESTER RD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	PERRAULT MICHAEL J--ETAL -		
Owner 2:	PERRAULT ANNE F -		
Street 1:	59 WINCHESTER RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .3 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1934, having primarily Brick Exterior and 3540 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA: 0.29961	Total SF/SM: 13051	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON	Total: 568,067	Spl Credit	Total: 568,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13051.000	1,003,000	13,300	568,100	1,584,400
Total Card	0.300	1,003,000	13,300	568,100	1,584,400
Total Parcel	0.300	1,003,000	13,300	568,100	1,584,400
Source: Market Adj Cost	Total Value per SQ unit /Card:			447.60	/Parcel: 447.60

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,003,000	13300	13,051.	568,100	1,584,400		Year end	12/23/2021
2021	101	FV	946,700	13300	13,051.	568,100	1,528,100		Year End Roll	12/10/2020
2020	101	FV	946,600	13300	13,051.	568,100	1,528,000	1,528,000	Year End Roll	12/18/2019
2019	101	FV	762,400	8400	13,051.	568,100	1,338,900	1,338,900	Year End Roll	1/3/2019
2018	101	FV	762,400	8400	13,051.	486,900	1,257,700	1,257,700	Year End Roll	12/20/2017
2017	101	FV	762,400	8400	13,051.	454,500	1,225,300	1,225,300	Year End Roll	1/3/2017
2016	101	FV	762,400	8400	13,051.	389,500	1,160,300	1,160,300	Year End	1/4/2016
2015	101	FV	670,000	8400	13,051.	349,000	1,027,400	1,027,400	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	MEAS&NOTICE	BS	Barbara S
6/10/2014	External Ins	PC	PHIL C
6/18/2009	Measured	189	PATRIOT
3/22/2005	Fieldrev-Chg	BR	B Rossignol
11/9/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
8/29/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
067						568,100	

568,067	Spl Credit		Total:	568,100
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APPAISED:	1,584,400 /	1,584,400
USE VALUE:	1,584,400 /	1,584,400
ASSESSED:	1,584,400 /	1,584,400



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	63905
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

PRINT

Date	Time
12/30/21	06:29:42

LAST REV

Date	Time
06/19/19	11:48:56

apro
7966

PAT ACCT.

Notes

EXTERIOR INFORMATION

Type:	97	- Tudor
Sty Ht:	2H	- 2 & 1/2 Sty
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	7	- Brick
Sec Wall:	6	- Stucco 40 %
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	RED BRICK	
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- Good (+)
Year Blt:	1934	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G10	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	19X22	G	GD	1934	28.85	T	30	101			8,400			8,400
19	Patio	D	Y	1	21X43	A	AV	2018	2.67	T	5	101			2,300			2,300
19	Patio	D	Y	1	24X43	A	AV	2018	2.61	T	5	101			2,600			2,600
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